**TMAC - History and process to achieve space in Toronto**

* **1994** TMAC’s precursor, the Cultural Arts Centre Toronto (CACTI), commissions [feasibility study](https://www.tomediaarts.org/docs/cacti-study-1994.pdf) (PDF). 
* **2003** TMAC formed to secure permanent affordable space for media arts non-profits
* **2005** TMAC commissions needs assessment for shared facility



* **2011** TMAC and Urbancorp sign a [letter of intent](https://www.tomediaarts.org/docs/Letter-of-Intent-executed.pdf)
* **2012-2015** TMAC designs the facility, investing close to $1m in public funds and thousands of volunteer hours into overseeing the build
* **2012** Urbancorp and the City enter into [Section 37 agreement](https://www.tomediaarts.org/docs/Section-37-Agreement-executed.pdf) (PDF) subject to a  [land use agreement](https://www.tomediaarts.org/docs/Land-Use-Agreement-executed.pdf) (PDF)
* **2014** Urbancorp, TMAC and the City finalize [Agreement of Purchase and Sale](https://www.tomediaarts.org/docs/TMAC-Edge-City_APS-executed.pdf) (PDF)



* **April 2015** City directs Urbancorp not to complete sale, despite facility being substantially completed for occupancy and subsequently registered
* **May 3, 2015** TMAC tenders closing deliveries; Urbancorp refuses to complete the transaction
* **May 28, 2015** TMAC files a statement of claim against Urbancorp and the City of Toronto for specific performance of the APS, requiring Urbancorp to complete the sale
* **June 2015** City holds a public consultation, signalling its intent to move forward with an RFP process, despite a legal action by TMAC asserting its rights to the space
* **October 2015 - December 2017** Mediation begins, and all parties engage in a negotiation process
* **April 2016** [Urbancorp files for restructuring under bankruptcy act](https://www.thestar.com/news/gta/transportation/2016/04/22/urbancorp-files-for-restructuring-under-bankruptcy-act.html)
* **November 2017** The City blocks our proposal for temporary occupancy of the space to provide relief to our member organizations with expiring leases – despite granting Urbancorp permission to use it as an office. [More info](https://www.tomediaarts.org/news/city-of-toronto-rejects-interim-occupancy-proposal)
* **December 2017** TMAC files motion for an injunction for temporary occupancy of the space while we continue negotiating the settlement. Court date set for Jan. 17, 2018. [More info](https://www.tomediaarts.org/news/hearing-date-set-for-jan-17-and-what-you-can-do)
* **February 2018** TMAC and the City of Toronto sign a settlement agreement intended to resolve the legal dispute over the TMAC space at 36 Lisgar.
* **May 2018** The City of Toronto proposes (and TMAC accepts) a 6-month extension to the deadline in the MoS, as the City does not control the timeline for the conveyance of title.
* **November 2018** Consent to sever the "Additional Arts & Culture Space" from TMAC is [granted by the committee of adjustment](https://www.tomediaarts.org/docs/Committee-of-Adjustment-Decision-re-32-Lisgar-St.pdf) and no appeal is filed by the deadline.
* **March 2019** TMAC secures sponsorships totalling $2.285 million, fulfilling its obligations under the terms of the Minutes of Settlement.

We also celebrated the 1-year anniversary of moving in to our space, and launched our second year of artistic and community programming.